



Report of Technical Review Committee

Docket #: PC2006-046 Project Type: Primary Plat TRC Meeting: 8/2/06
Project: Lyon's Park Subdivision
Location: 1404 Fry Road
Engineer: Northpointe Surveying, Inc. Representative(s): Donna Smithers, Dennis Copenhaver

TRC Members Present

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| <u>Planning:</u> Ed Ferguson Lowell Weber Tony Magnabosco | <u>Engineering & Sanitation:</u> Paul Peoni - Engineering | <u>Fire Department:</u> Tracy Rumble <u>Parks Department:</u> Evan Springer | <u>Police Department:</u> Chief Pitcher <u>Other:</u> Diana Mercer – Indiana American Water |
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Minutes:

Proposed 14 lots on approx. 15 acres. This property is directly west of the Carroll property recently reviewed for platting. The area north of the stream will be dedicated to the Parks Dept. Small cemetery will be maintained by the township.

The cul-de-sac is approx. 700 feet in length. The ordinance maximum is 600 feet. A waiver has been filed for the PC to consider.

Access easement shall be provided from public street r-o-way to the cemetery parcel. Plat shall note that the cemetery parcel is not part of the subdivision plat.

Springer moved, seconded by Magnabosco, all ayes. Motion carried.

The Technical Review Committee, having reviewed the above plat/plans and related documents, makes the following report:

That the Plat and/or Plans have been prepared in accordance with the terms of the SUBDIVISION CONTROL, STORMWATER DRAINAGE AND ZONING ORDINANCES

With the following conditions:

- 1) Inspection agreement, performance guarantees, and dedications shall be executed with the BPWS prior to issuance of land alteration permit.
- 2) Sewer Availability Fee (SAF) shall be paid prior to issuance of building permit.
- 3) Plans shall note that the developer is responsible for completing all improvements in compliance with city standards and ordinances and the project engineer is responsible for design of all improvements in compliance with city standards and ordinances.
- 4) All written comments listed in Fire Department's report shall be met. (attached)
- 5) Secondary plat plans shall provide ingress/egress easement for cemetery from public street right-of-way. An off-street parking area shall be provided to accommodate a vehicle with a small utility trailer (mowing/maintenance) for the cemetery.
- 6) Secondary plat shall provide either r-o-way or common area for access to maintain the detention ponds.

Chairman